

# Transportation Improvement Districts (TIDs)

DelDOT Development Summit

October 25, 2022



# What is a Transportation Improvement District (TID) ?

- A geographic area defined for the purpose of securing required improvements to transportation facilities in that area.
- A place where land use and transportation is planned in detail in advance, such that development consistent with that planning can pay a readily determined fee and forego the Traffic Impact Study process.
- Purpose is to better provide the transportation improvements needed to support land development consistent with local Comprehensive Plans.



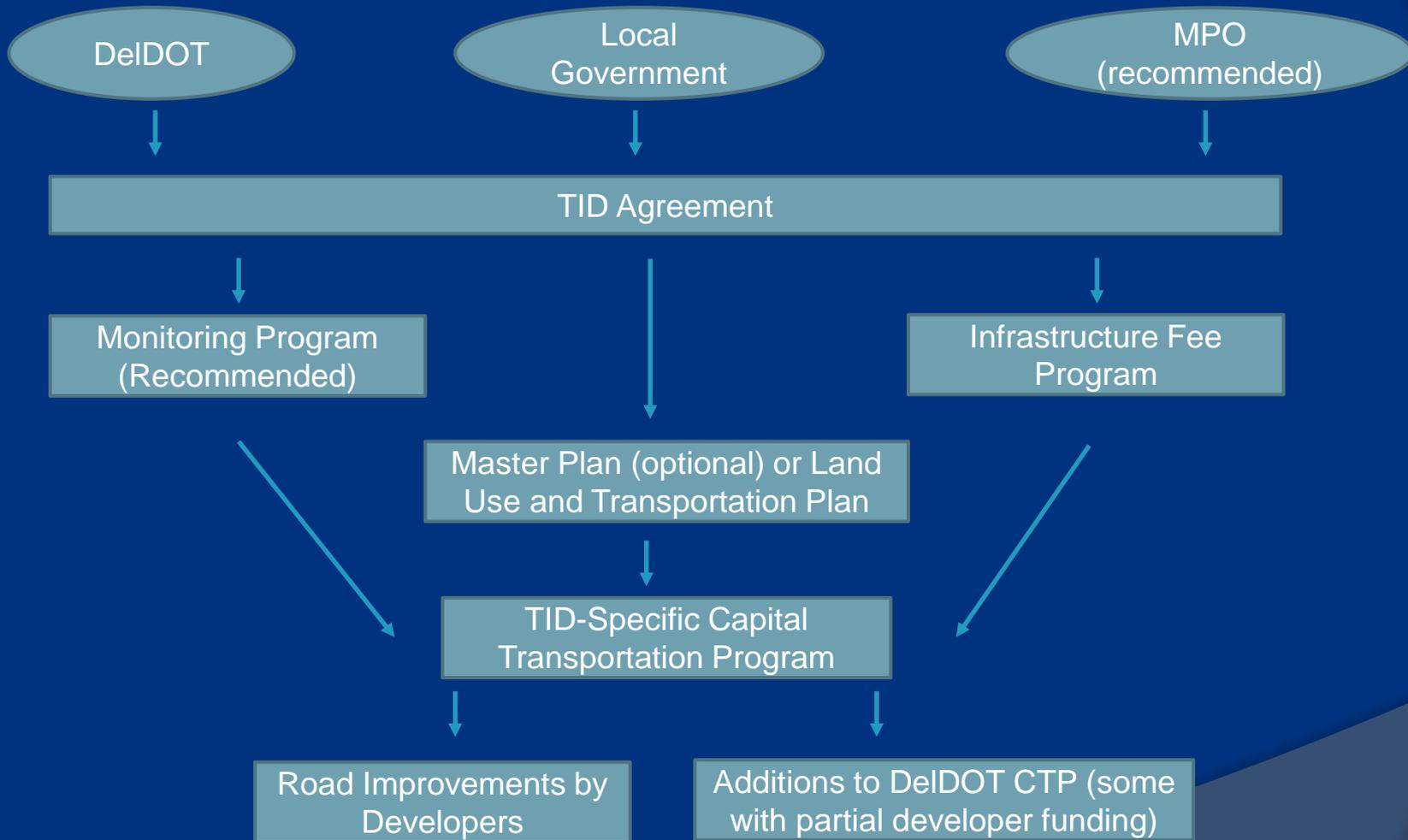
# Why Create a Transportation Improvement District (TID) ?

- ⦿ Comprehensive Infrastructure Planning
- ⦿ TID Projects Advance in DeIDOT's CTP
- ⦿ TID Fees Stay Local
- ⦿ Equitable Treatment of Competing Developers
- ⦿ Known Costs for Developers
- ⦿ Expedited Development Reviews



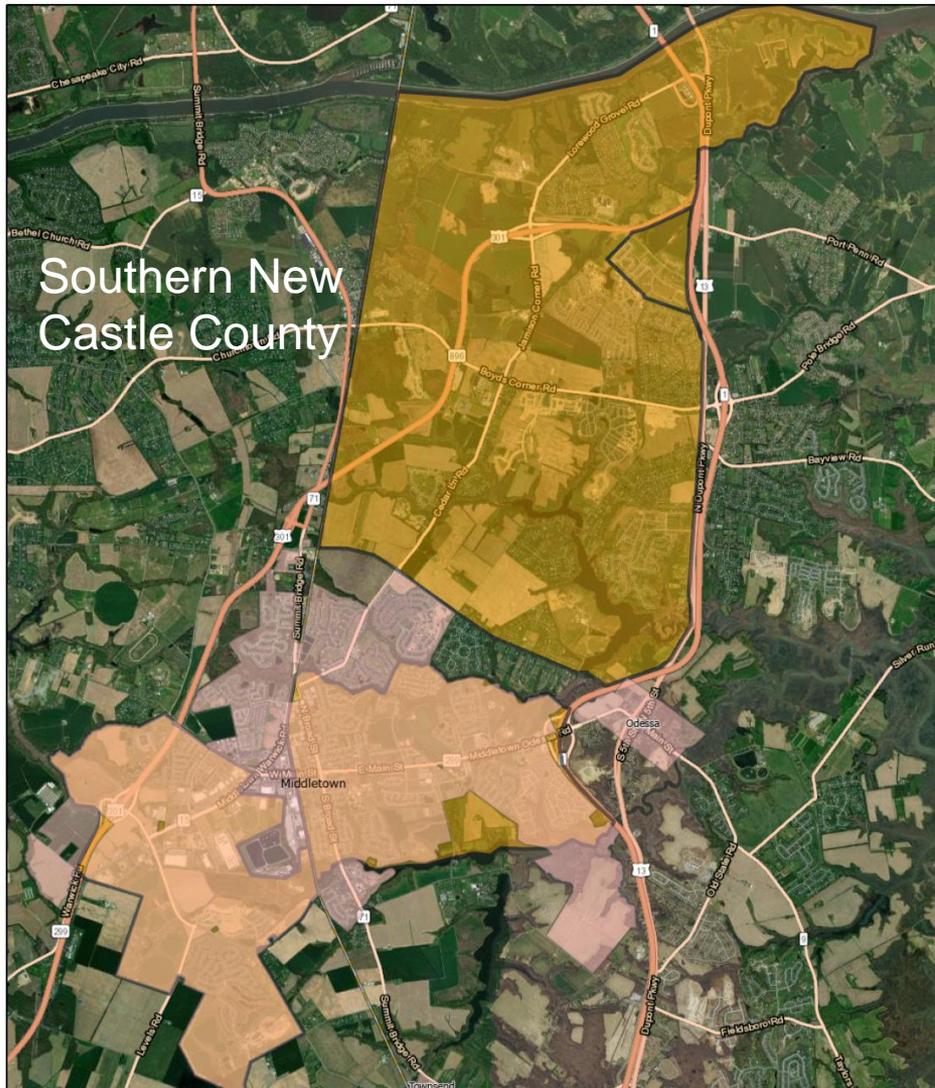
# How does a TID work?

A TID starts with an agreement, a “TID Agreement.”



# Where are the TIDs in Delaware?

TIDs in operation in New Castle County

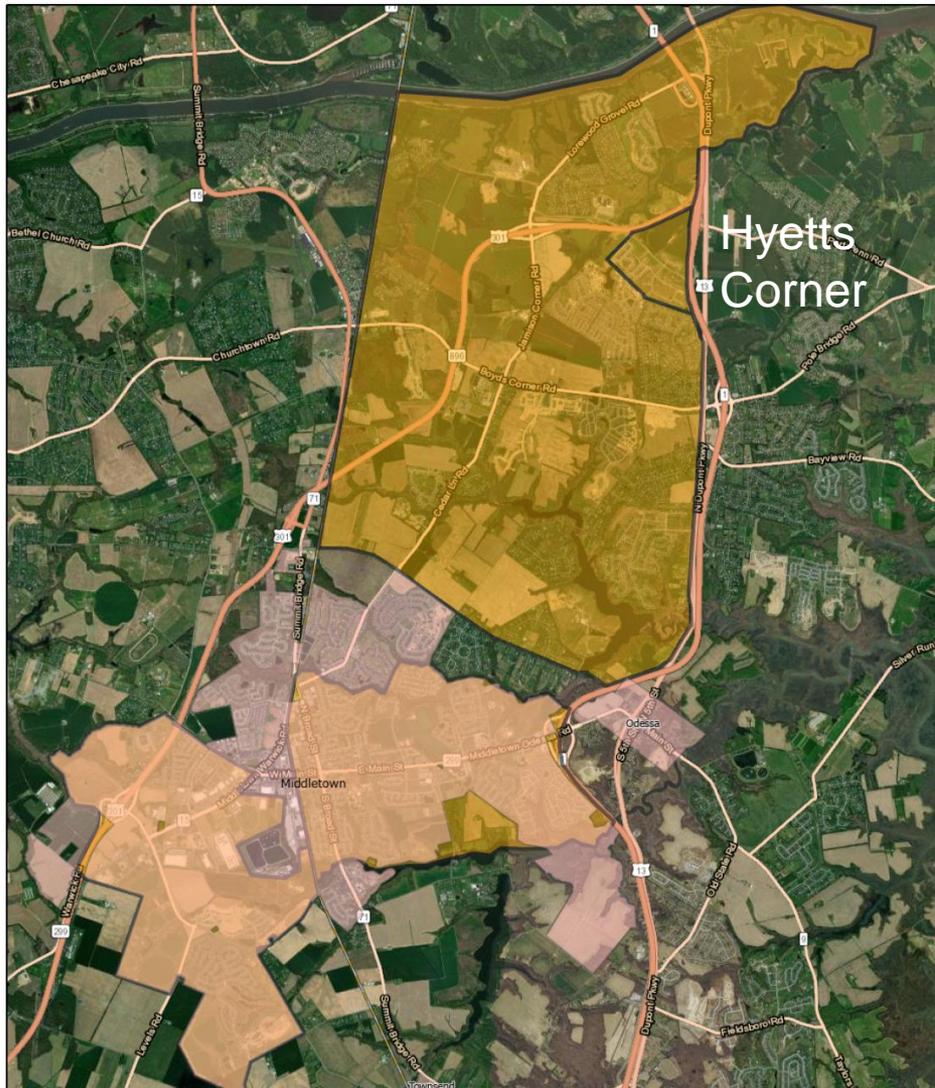


- Established in August 2014
- Approximately 19 square miles
- 19 intersections and approximately 42 road miles
- 4 of 13 projects completed (about \$19 million of \$97 million)
- About \$6 million of \$46.5 million collected from developers



# Where are the TIDs in Delaware?

TIDs in operation in New Castle County

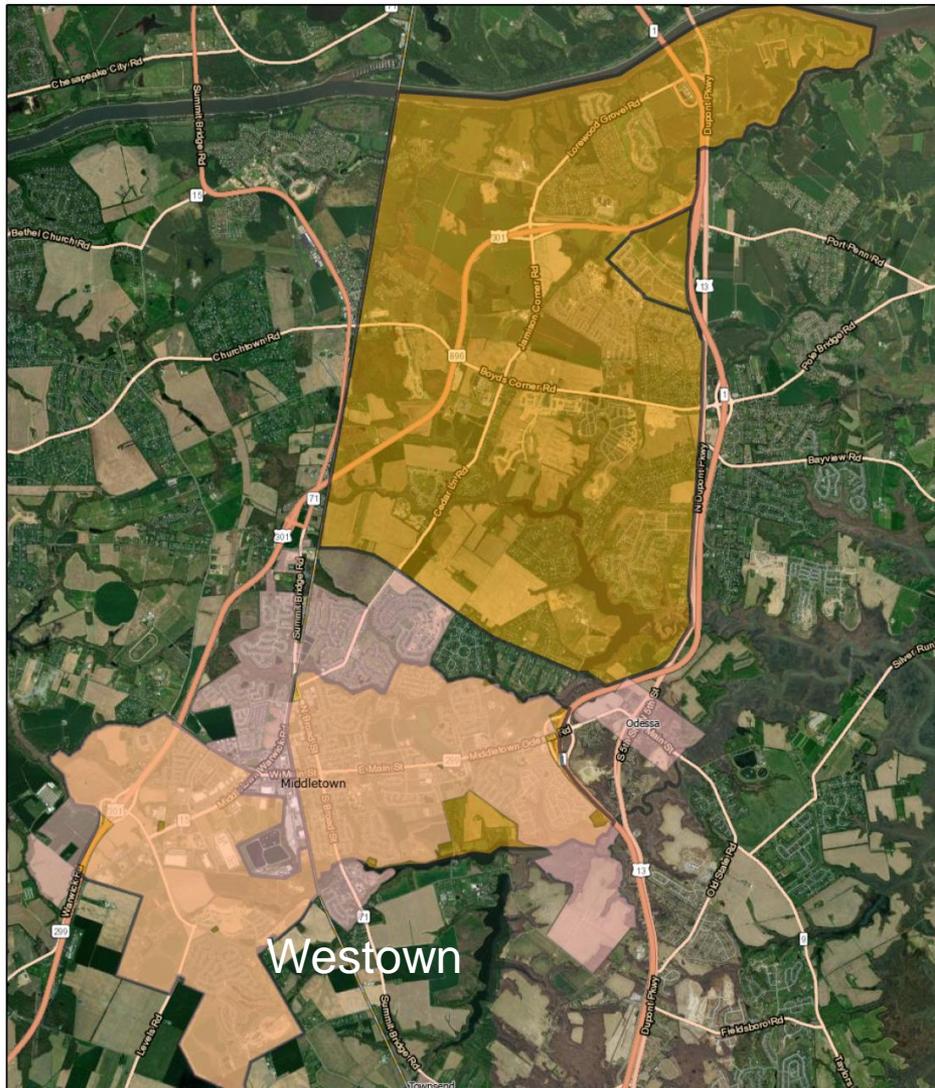


- Established in 2011 as agreement with single developer
- Approximately 1/2 square mile
- 1 intersection and approximately 1.39 road miles
- Developer to pave Hyetts Corner Rd. and add right turn lane from Hyetts Corner Rd. onto southbound US13



# Where are the TIDs in Delaware?

TIDs in operation in New Castle County

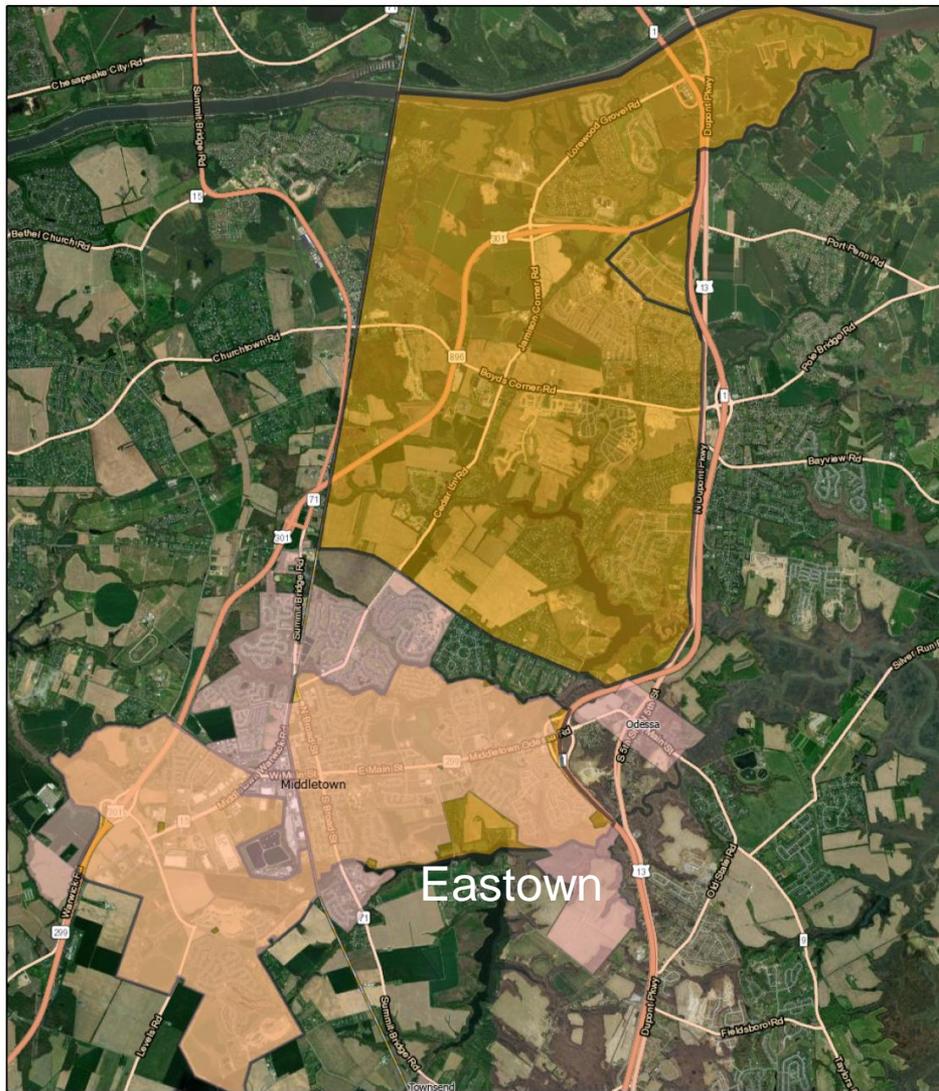


- Established in 2004 to implement the Westtown Master Plan
- Approximately 4 square miles
- 33 intersections and approximately 12 road miles
- 4 of 13 projects completed (about \$30 million of \$46 million)
- About \$6.3 million of \$12.5 million collected from developers



# Where are the TIDs in Delaware?

TIDs in operation in New Castle County

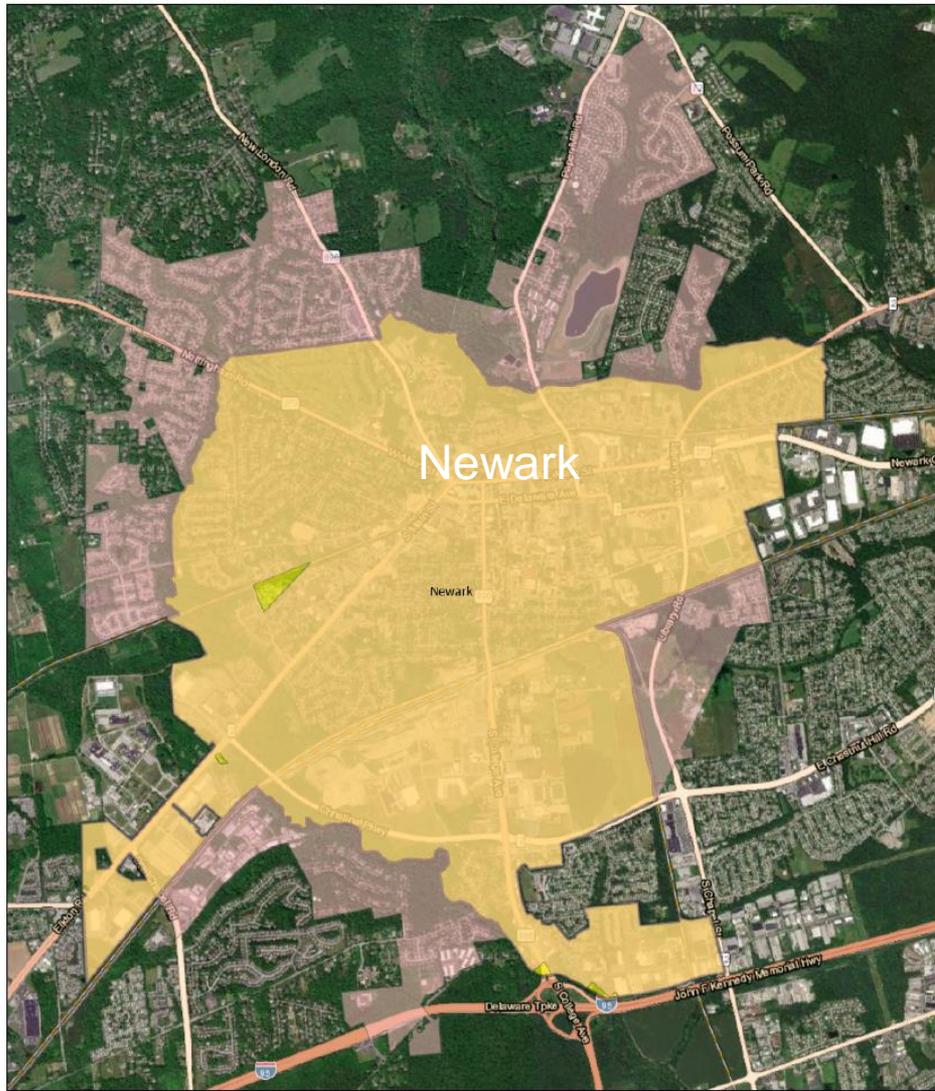


- Established in 2020 to implement the East Middletown Master Transportation Plan
- Approximately 4 square miles
- 20 intersections and approximately 11 road miles
- First project, E. Green St. Extension from Catherine St. to Dickenson Blvd., to be completed in FY23, by New Castle County Library, Chetty Builders, and Town of Middletown
- Approximately \$25.2 million in projects, with developers contributing about 30%



# Where are the TIDs in Delaware?

TIDs under development in New Castle County

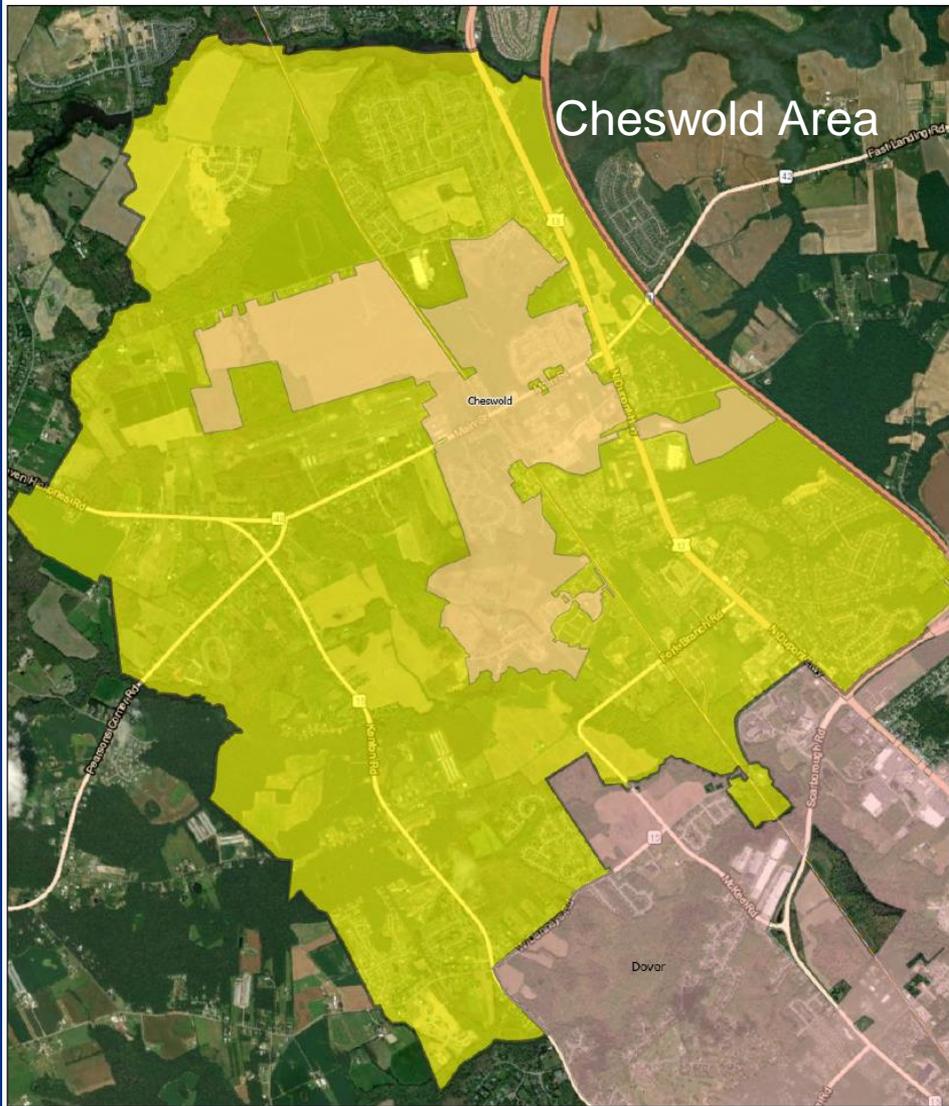


- Initial agreement signed in March 2020
- Approximately 6 square miles
- 64 intersections and approximately 39 road miles
- Arterial Travel Time used as primary capacity/delay measure
- Joint PC and Council public workshop on 11/3/22
- Transition into operations shortly after



# Where are the TIDs in Delaware?

TIDs under development in northern Kent County

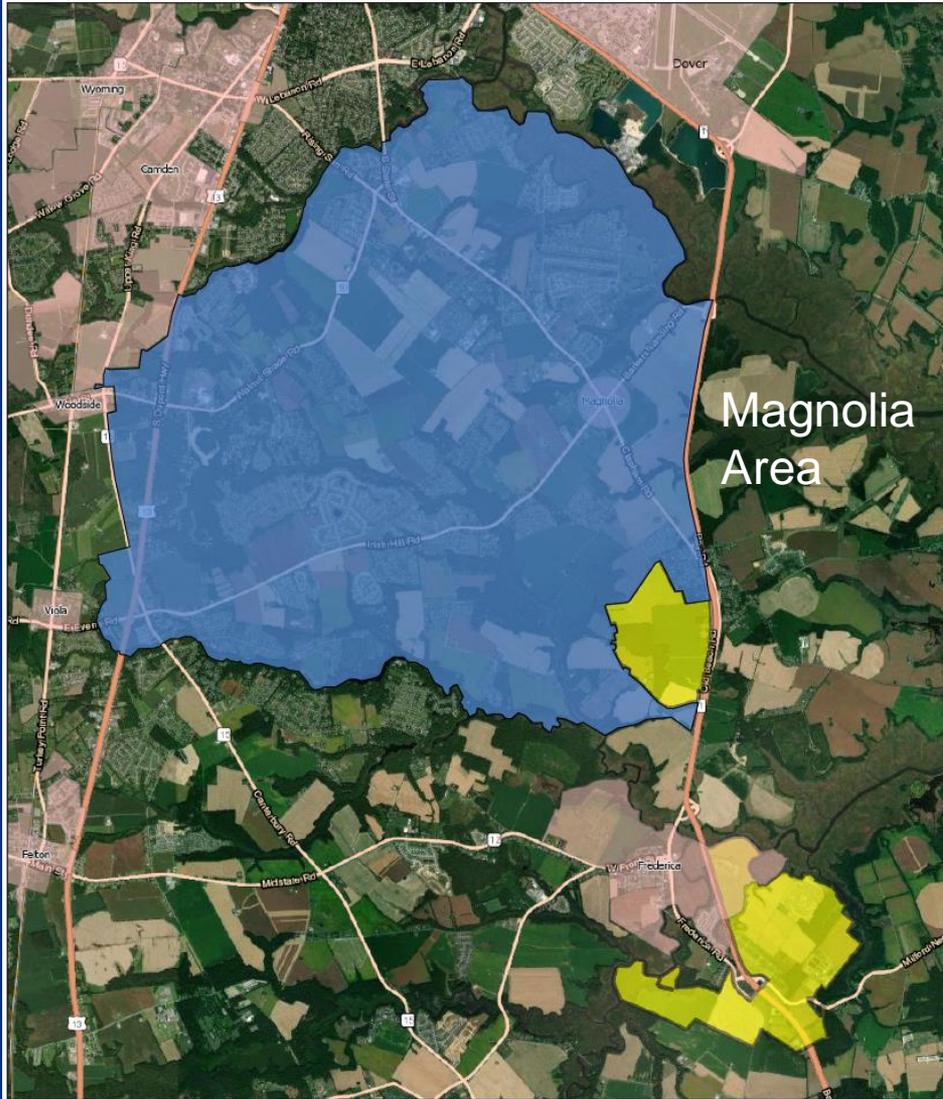


- Initial agreement with boundaries and 2045 horizon year signed in April 2021
- Approximately 11 square miles
- 58 intersections and approximately 50 road miles
- Existing conditions report completed in May 2020
- Land use forecast is complete; traffic modeling is in process



# Where are the TIDs in Delaware?

TIDs under development in southern Kent County

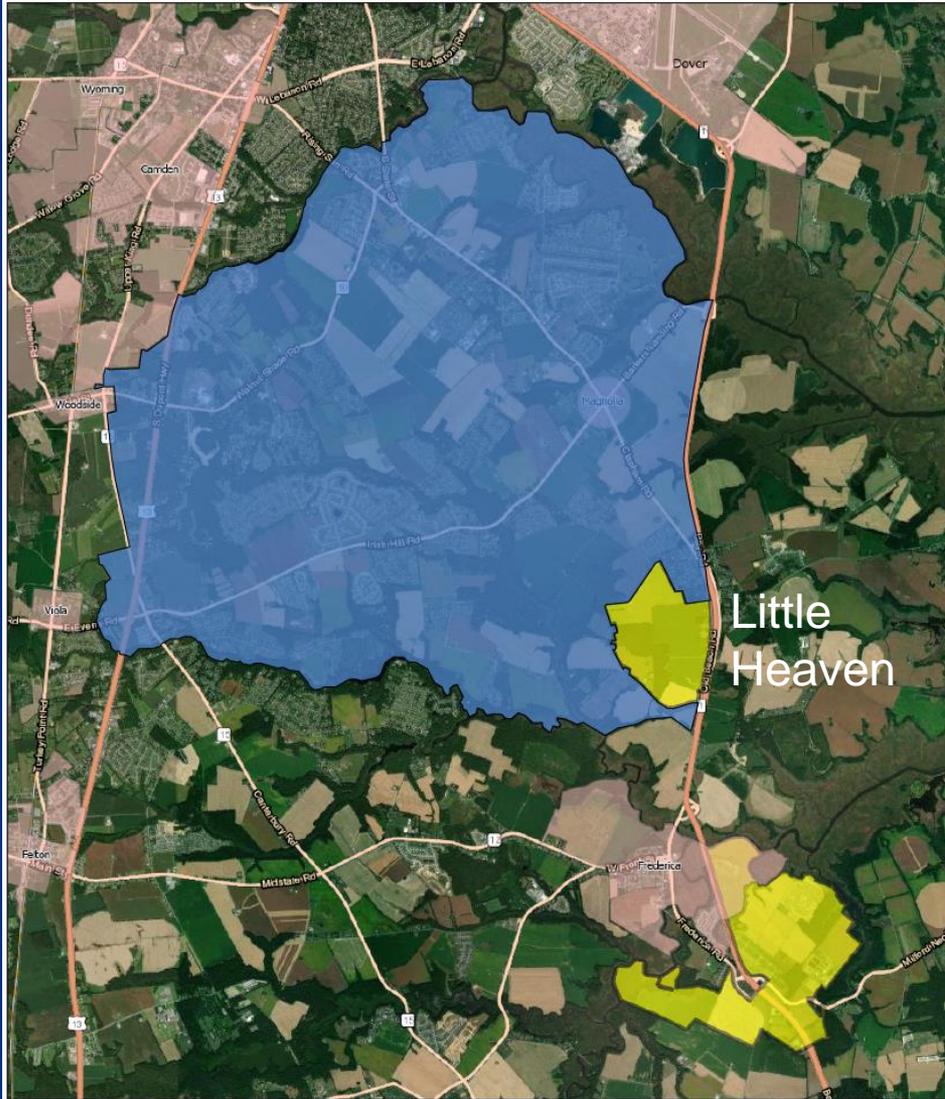


- Initial agreement with boundaries and 2045 horizon year approved by Kent County Levy Court in November 2021
- Approximately 25 square miles; slightly larger than Henlopen TID
- 60 intersections and approximately 66 road miles
- Land use forecast completed; updated traffic counts for existing conditions and future year modeling underway



# Where are the TIDs in Delaware?

TIDs under development in southern Kent County

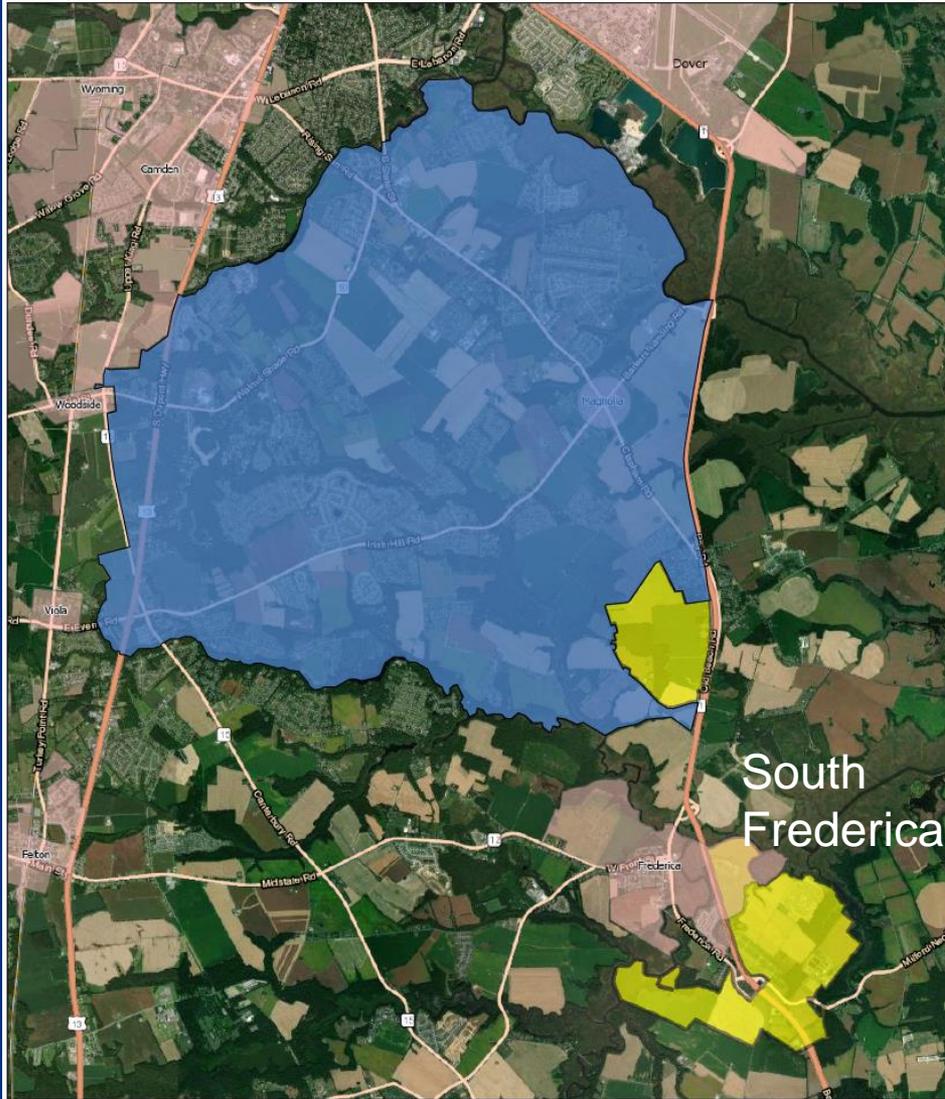


- Initial agreement with boundaries and 2045 horizon year signed in April 2021
- Approximately 9/10 square mile
- 11 intersections and approximately 16 road miles
- Concept plans and cost estimates are under review



# Where are the TIDs in Delaware?

TIDs under development in southern Kent County

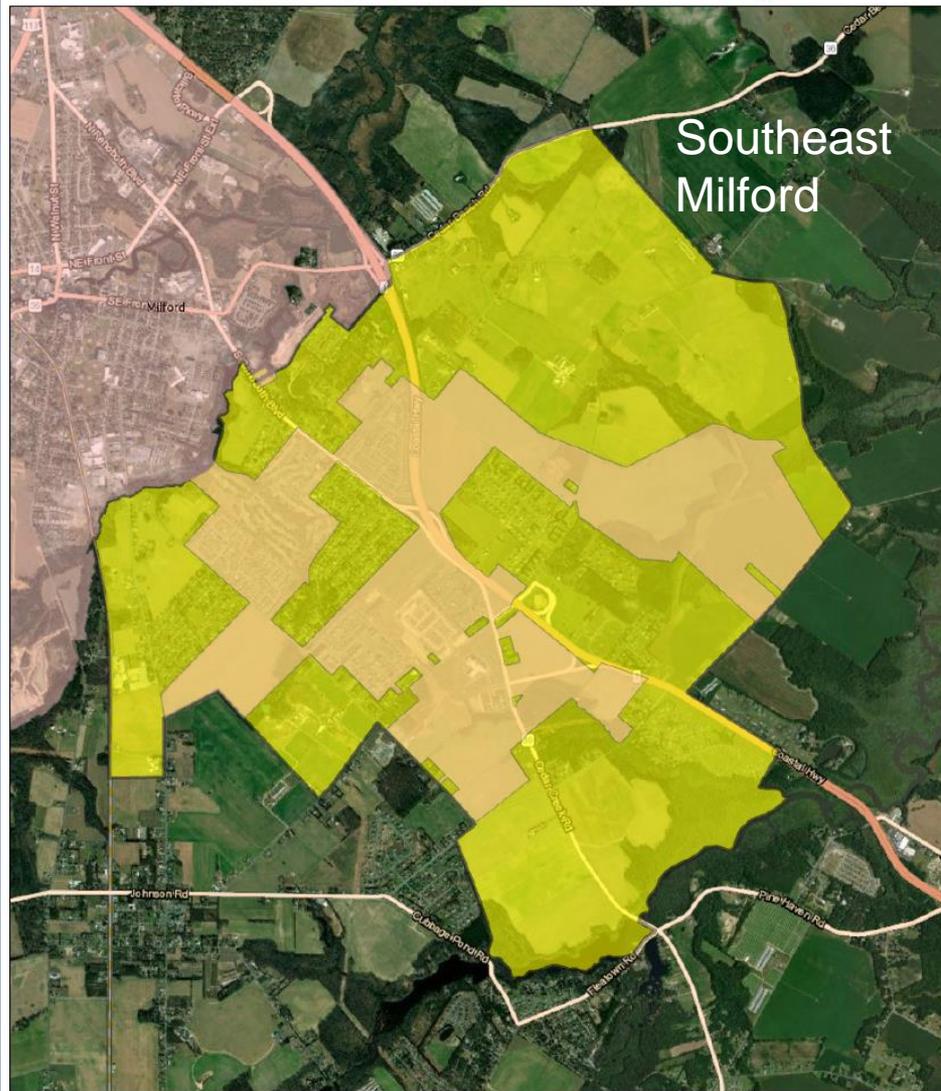


- Initial agreement with boundaries and 2045 horizon year signed in April 2021
- Approximately 11 square miles
- 8 intersections and approximately 14 road miles
- Concept plans and cost estimates are under review
- Public workshop in early 2023



# Where are the TIDs in Delaware?

TIDs under development in Sussex County

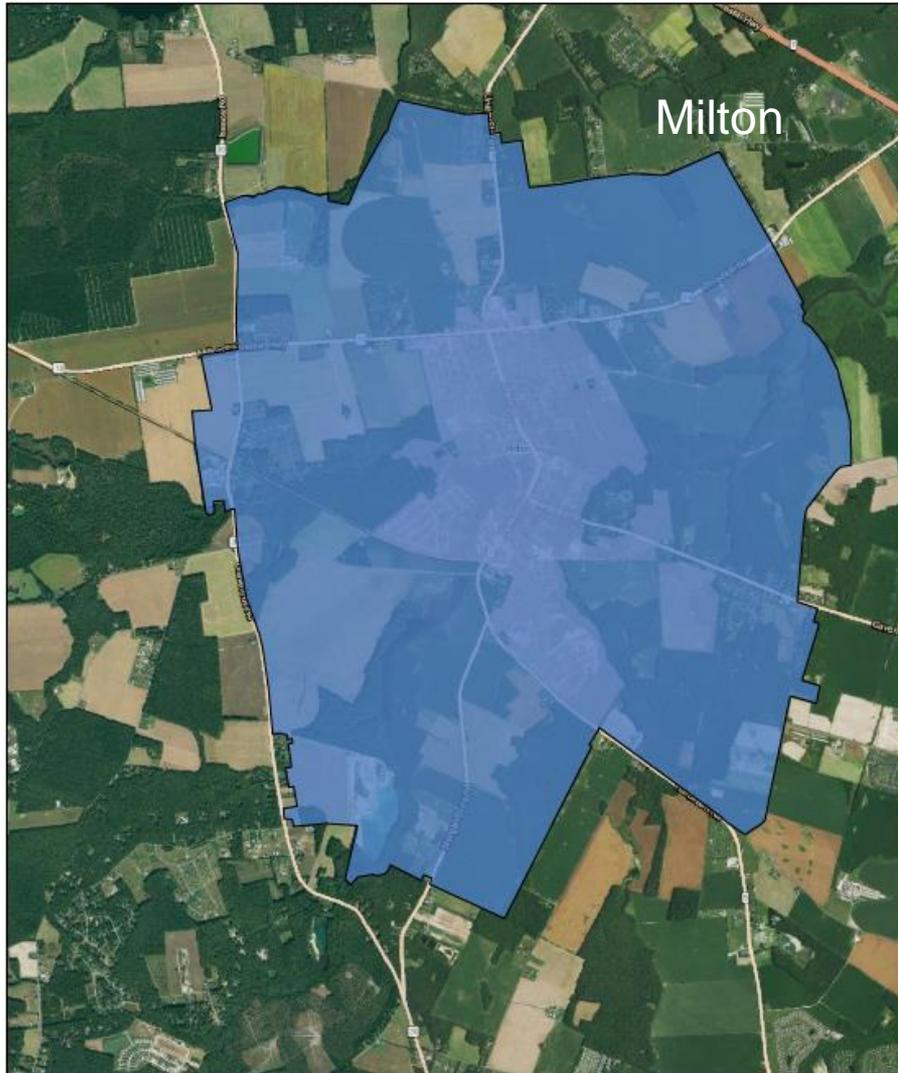


- Initial agreement with boundaries and 2045 horizon year signed in May 2019
- Approximately 9 square miles
- 34 intersections and approximately 28 road miles
- Multiple Land Use alternatives modeled
- Concept plans and cost estimates are under review, fee program development has started



# Where are the TIDs in Delaware?

TIDs under development in Sussex County

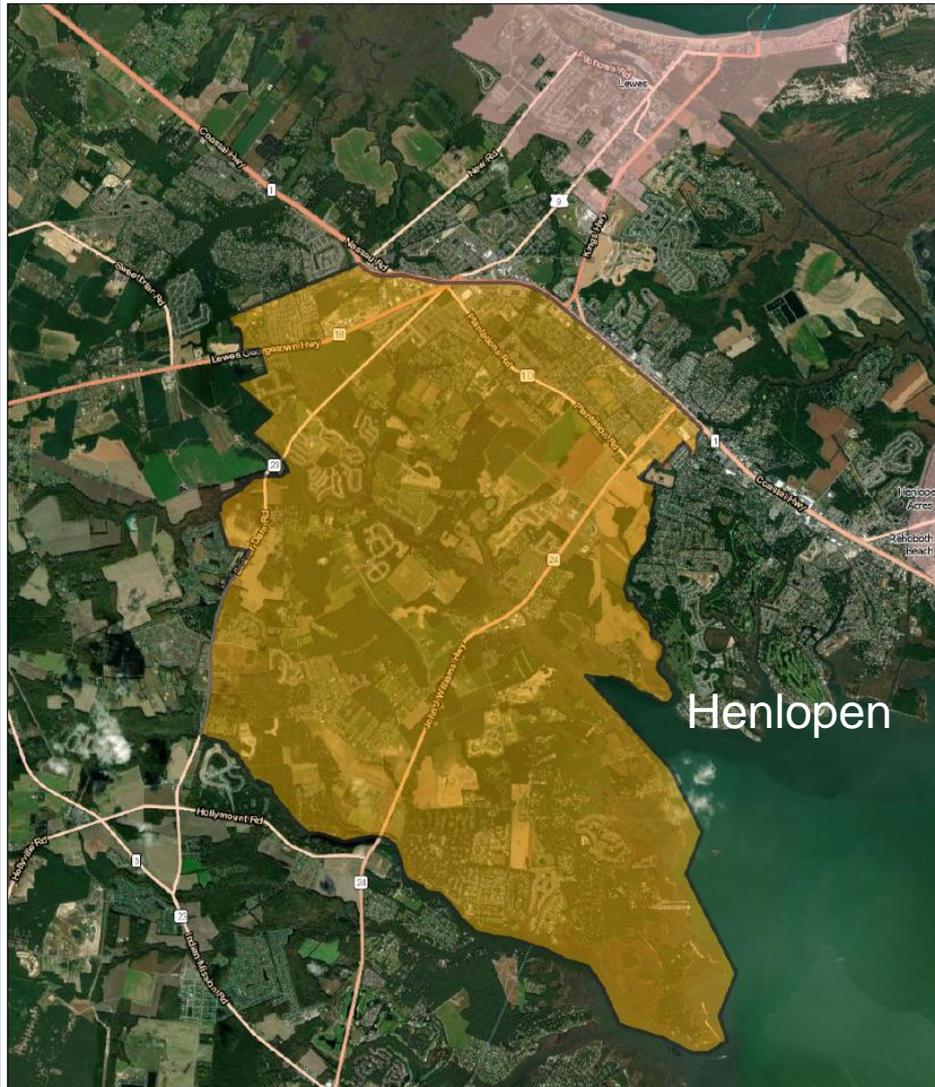


- Initial agreement with boundaries and 2045 horizon year approved and signed in May 2022
- Approximately 11 square miles
- 34 intersections and approximately 29 road miles
- Existing conditions report and land use forecasts are in process



# Where are the TIDs in Delaware?

TIDs in operation in Sussex County



- Established in 2020, after more than 3 years of planning and coordination with Sussex County
- Approximately 24 square miles; largest in operation
- 50 intersections and approximately 47 road miles
- Approximately \$299 million in projects, with developers contributing about 24%
- About 1/3 of improvements, by cost, included in FY21-26 CTP
- 3 more projects added to FY23-28 CTP



# TID Accomplishments

- ◎ 5 TIDs in operations, collecting fees
- ◎ 7 under development with initial agreements
- ◎ Several more in discussions
- ◎ Over \$12 million developer fees collected
- ◎ Over \$9 million in developer project construction
- ◎ 8 projects completed



# Resources on TID Website

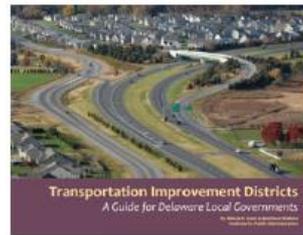
## Transportation Improvement Districts

### Resources

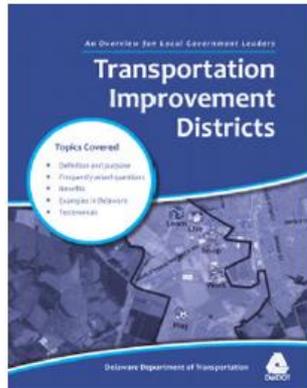
Resources for developing and implementing a Transportation Improvement District



Delaware TID Story Map



TIDs: A Guide for Delaware Local Governments



An Overview for Local Government Leaders



DeIDOT's TID Regulations



# Questions?

- Please contact:

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<https://deldot.gov/Programs/transportation-improvement-districts/>

